

**City of Eau Claire
Plan Commission Minutes
Meeting of May 15, 2017**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Brenholt, Granlund, Larsen, Seymour, Pederson, Radabaugh,
Klinkhammer
Ms. Ebert and Ms. Mitchell

Staff Present: Messrs. Tufte, Genskow, Petrie

The meeting was chaired by Ms. Ebert.

1. Ms. Ebert presented Mr. Weld with a certificate of appreciation for his service on the Commission.
2. **REZONING (Z-1597-17) – C-3H to C-3P, Marshfield Clinic**
REZONING (Z-1356-06 Amd) – Amend General Development Plan
REZONING (Z-867 Amd) – Amend General Development Plan
SITE PLAN (SP-1652 Amd) – Hospital addition
SITE PLAN (SP-1516 Amd) – Skilled Nursing addition
Mr. Radabaugh left his seat.

Mr. Tufte presented a request to rezone property from C-3H to C-3P and to adopt the general development plan for a hospital with addition and cancer center, to amend the general development plan for property to the north for an addition to the building, to amend the general development plan for property to the west of these properties for loading area access drive and accessory facilities and to approve the site plan for the project.

The applicant proposes to rezone the parcel with the hospital with cancer center under construction from C-3H to C-3P. The C-3H zoning for this property establishes special setbacks as per Chapter 18.09 of the Zoning Code. The proposed C-3P zoning will maintain these same setbacks for the property. The allowed uses and all other design standards of the C-3H district are the same as a C-3P district. The site plan shows a 5,300 square foot addition on the north wall of the hospital for this parcel. There is no parking requirement for the addition. The parking requirement for the hospital is 66 stalls and is provided on this parcel with a 95-stall parking lot. An MRI access road is shown on the site plan on the west side of the hospital. The main access road to the loading dock area is the existing drive to the west.

Also, the applicant proposed to amend the general development plan for the C-3P zoned parcel to the north. This amendment is to allow an addition to the south wall of the skilled nursing facility. In addition, the former Triple Play to the west is to be amended to allow access road with turnaround extended to the loading dock areas. Staff did receive a letter prior to the meeting which was handed out to the Plan Commission members.

Mr. Klinkhammer asked about the letter that was handed out about the parking lot across Craig Road. Mr. Tufte noted that the parking lot is not changing and does not need to be amended with this rezoning.

Brian Lambert, with Ayres Associates spoke in support of the project.

Nathan Zolik with Godfrey Kahn, representing HSHS Hospital, spoke that he wrote the letter prior to the meeting and noted that Mr. Tufte addressed the concerns.

Jeff Vercauteren with Husch Blackwell, representing Marshfield Clinic, spoke about the letter that the parking lot is not changing and will not affect it.

Scott Polenz with Marshfield Clinic spoke in support of the project and noted that the MRI shall be on site most days.

Ms. Mitchell moved to recommend approval of the rezoning and site plan with the conditions noted in the staff report. Seconded by Mr. Klinkhammer and motion carried.

3. **CONDITIONAL USE PERMIT (CZ-1704) – Detached Garage, 408 E. Riverview Drive**

Mr. Radabaugh returned to his seat.

Mr. Petrie presented a request to approve a conditional use permit to allow an addition to an existing detached garage in excess of accessory use standards located at 408 E. Riverview Drive. The proposed addition to the detached garage is 24' x 24' in size (576 sq. ft.). The existing detached garage is 720 sq. ft. in size and with the addition would be 1,296 sq. ft. The existing attached garage is 720 sq. ft. The combination of the two garages of 2,016 sq. ft. which is over the 1,500 sq. ft. for an accessory garage and is the reason for this conditional use permit request.

Dennis Heyde, 408 E. Riverside Drive, spoke in support of the project and would not remove of the existing trees. The new addition is approximately 80 feet from the front property line.

Mr. Brenholt moved to approve the conditional use permit. Seconded by Mr. Seymour and motion carried.

4. **PUBLIC ZONING (PZ-1702) – Memorial High School Addition and Improvements**

Mr. Tufte presented a request for an addition and improvements to Memorial High School. The site plan shows three additions to the rear of the building. The project will result in the loss of six parking spaces on the site. The applicant's letter indicates that the school district believes they have ample parking for the school and this minor loss of stalls will not impact the overall parking requirement. Staff did receive a letter prior to the meeting which was handed to the Commission members.

Larry Sommerfield with Eau Claire School District spoke in support of the project.

Mr. Klinkhammer moved to recommend approval of the site plan for Memorial High School. Seconded by Mr. Granlund and motion carried.

5. **ACQUISITION – 711 Gilbert Street**

Mr. Tufte presented a request to approve a site approval of a single-family home for the Housing Authority located at 711 Gilbert Street. This property will be purchased using the Housing Authority's Homeownership Program fund and will be sold to an income eligible household.

No one spoke to this agenda item.

Mr. Klinkhammer moved to recommend approval of site approval. Seconded by Mr. Radabaugh and motion carried.

6. **FINAL PLAT (P-2-17) – Willow Creek Estates**

Mr. Tufte presented a request to approve the final plat for Willow Creek Estates for a seven-lot subdivision. This area is within the extra-territorial jurisdiction (ETJ) and the final plat is consistent with the preliminary plat.

No one spoke to this item.

Mr. Pederson moved to approval of the final plat. Seconded by Mr. Klinkhammer and motion carried.

7. **CERTIFIED SURVEY MAP (CSM-4-17) – 50TH Avenue**

Mr. Tufte presented a request to approve a certified survey map (CSM) to create two lots on 50th Avenue in the Town of Seymour. The property is 1.90 acres in size. The owner would like to subdivide into two residential lots, 0.95 acres. The property is within the sewer service area and the site is restricted to 10 acres per parcel, unless exception standards are met. The Commission needs to determine if the proposal meets all exception standards.

Applicant, Paul Holzinger with Bungalow Point Homes LLC, explained that the existing neighborhood has smaller lots and 0.95 acres would fit into this neighborhood.

Mr. Radabaugh moved to approve the certified survey map. Seconded by Ms. Mitchell and motion carried (8-1). Ms. Mitchell voted nay.

8. **STREET VACATION– 6th Street, North of Maple Street**

Mr. Genskow presented a request to recommend approval of the street vacation on 6th Street, north of Maple Street. He noted that some records show the segment as vacated and some do not. The right-of-way for 6th Street was platted in 1884 as part of the Pioneer Lumber Company's Addition. This portion of the street is not improved or opened to traffic for public use.

No one in attendance spoke for this agenda item.

Mr. Klinkhammer moved to recommend vacation. Seconded by Mr. Brenholt and motion carried.

9. **SITE PLAN (SP-1709) – 4-Unit Apartment, 1008 E. Madison Street**

Mr. Petrie presented a request to approve a site plan for a 4-plex to be constructed on the northeast corner of Putnam Street and E. Madison Street. The site plan shows the 4-plex having access to a driveway on E. Madison Street with a four-car detached garage. The required number of parking spaces is four stalls. The site plan shows a mixture of foundation plantings along with street trees. Sidewalks are connected along Madison Street and to the driveway to the garage. Staff did receive a revised elevation of the project.

Applicant, Paul Holzinger with Bungalow Point Homes LLC spoke in support of the project and noted that the changes to the site plan that addressed staff concerns.

Mr. Klinkhammer moved to approve the site plan. Seconded by Mr. Pederson and motion carried.

10. **DISCUSSION/DIRECTION**

A. Code Compliance Items
None.

B. Future Agenda Items

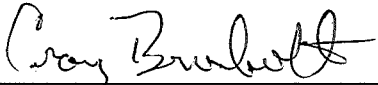
Mr. Tufte asked about the July 3rd meeting if members would be in attendance to have a quorum. It appears that some members will not be able to attend the meeting.

C. Additions or Corrections to Minutes

None.

11. **MINUTES**

The minutes of the meeting of May 1, 2017 were approved.


~~Jamie Radabaugh~~, Secretary
Craig Brenden